

May 14, 2026

MGP File: 11-2003

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON M7A 2J3

Via Environmental Registry of Ontario

**RE: ERO 026-0312
Proposed Changes to Support Standardizing of Parkland Requirements Under the
Planning Act
Comments on behalf of the Block 41 Landowners Group**

1.0 Introduction

Malone Given Parsons Ltd. is the Planning Consultant for the Block 41 Landowners Group (“Block 41 LOG”), who own approximately 297 gross hectares of land generally located north of Teston Road, south of Kirby Road, and between Pine Valley Drive and Weston Road within the City of Vaughan (“Block 41 Lands”). The Block 41 LOG received Council approval for their Master Environmental Servicing Plan (“MESP”) and Block Plan in September 2024. Draft Plan of Subdivision applications and implementing Zoning Bylaw Amendments for individual properties are now underway with the majority of applications now draft plan approved and zoning is in place to permit development of this planned residential community including park blocks.

On March 30, 2026, *ERO 026-0312: Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act* was posted seeking feedback on the proposed regulation to standardize parkland dedication requirements in Ontario, specifically regarding the conveyance of developer-identified parkland to count towards municipal parkland dedication requirements in accordance with Bill 23.

This letter provides comments on behalf of the Block 41 LOG. While we support the general intent to streamline parkland identification, the Block 41 LOG have concerns regarding the specific lands proposed to be deemed ineligible for parkland credit.

1.1 Purpose

The purpose of this letter is to provide comments on the proposed regulation to standardize parkland requirements under the *Planning Act* that were posted as part of ERO 026-0312 on March 30, 2026. We request that the proposed criteria for ineligible lands for conveyance be revised to provide for the following:

1. The criteria for ineligibility related to lands in the Greenbelt Plan and subject to a Natural Heritage System Overlay be revised to permit parkland in portions of the Greenbelt Plan outside of key natural heritage features, key hydrologic features and their associated vegetative protective zone in accordance with the Greenbelt Plan; and
2. That parkland which has already been zoned by a municipality within the Rural Areas of the Greenbelt Plan continue to be eligible for parkland conveyance to the municipality.

1.2 History of the Block 41 Lands

The Block 41 Secondary Plan (“OPA 50”) was adopted by Vaughan Council on October 7, 2019 and approved with modifications by York Region Council on January 30, 2020. A modified Secondary Plan was approved by an Ontario Land Tribunal (“OLT”) order on August 18, 2021. Following this, the Block 41 Block Plan and MESP were approved by Vaughan Council on September 24, 2024.

Crucially, in an OLT decision dated October 1, 2024 the City of Vaughan’s Comprehensive Zoning Bylaw 001-2021 (“CZBL”) zones the OPA 50 lands within the Greenbelt Plan Area as “Future Development (FD)” subject to site-specific exception 1210. This site-specific policy established through the October 1, 2024 OLT decision expressly permits active recreational uses, parks, passive recreational uses, and stormwater management ponds within the FD-1210 Zone. Excerpts from the OLT decision and Exception FD-1210 are attached hereto as Appendices 1 and 2, respectively.

2.0 Parks are Permitted in the Protected Countryside Area of the Greenbelt Plan

The proposed land suitability criteria proposed through ERO 026-0312 would define lands within the Natural Heritage System (“NHS”) overlay of the Greenbelt Plan as ineligible for conveyance. The Block 41 LOG has considerable concerns with this definition, as it directly conflicts with the current OLT-approved zoning that permit parks within the Block 41 Greenbelt Plan Area in accordance with the Greenbelt Plan and within plans of subdivision which have been approved by the City of Vaughan.

Portions of the Block 41 Lands are currently located within the Rural Areas of the Protected Countryside in the Greenbelt Plan. These portions of the Greenbelt Plan area are also subject to a NHS overlay.

The Greenbelt Plan permits a range of economic and social activities, including recreation, which contribute to the formation of complete communities within the Protected Countryside. Section 3.3.1 describes parkland and trails as an “important component of complete communities” and encourages the expansion of publicly accessible parkland. Furthermore, Section 3.1.4 notes that “Rural Lands [shall] support and provide the primary locations for a range of recreational uses.”

Section 4.1.1 of the Greenbelt Plan permits non-agricultural uses (such as recreation) within Rural Areas of the Protected Countryside, provided there are no negative impacts on Key Natural Heritage Features (“KNHF”) or Key Hydrologic Features (“KHF”).

The Block 41 LOG has completed detailed natural heritage studies completed as part of the MESP process. These studies demonstrated that there are appropriate lands within the Rural Areas of the Protected Countryside which are subject to the NHS overlay that do not contain KNHF and KHF or their respective vegetative protective zones (“VPZ’s”) and are appropriate locations for parkland. This conforms with the Greenbelt Plan policies.

As such, the City of Vaughan has approved and zoned portions of the NHS overlay within the Greenbelt Plan on the Block 41 Lands for parkland.

2.1 Revisions Required to Ineligible Criteria

The ERO as currently drafted **is more restrictive than the Greenbelt Plan** as it fails to recognize lands within the Rural Areas of the Protected Countryside with a NHS overlay that have been refined as per Section 5.3 of the Greenbelt Plan and determined to be appropriate for parkland purposes.

Further, the proposed criteria for "ineligible lands" **fails to account for lands that have been approved and zoned for parkland purposes in the Rural Area portions of the Greenbelt Plan**, outside of KNHF and KHF and their associated VPZ’s, which is the case for the Block 41 Lands.

To address these issues, we **request that the proposed criteria be revised as follows:**

“Lands which contain Key Natural Heritage Features or Key Hydrologic Features in the Greenbelt Plan or in the Oak Ridges Moraine Conservation Plan or unless in accordance with policies of the Niagara Escarpment Plan.”

“Parkland within the Rural Areas of the Greenbelt Plan outside of Key Natural Heritage Features, Key Hydrological Features and their associated Vegetative Protect Zone which have been zoned to permit parkland by municipalities shall continue to be eligible for parkland conveyance.”

This requested revision more accurately reflects the policies of the Greenbelt Plan which permit recreational uses such as parks within Rural Areas of the Protected Countryside, outside of KNHF, KHF and their VPZ’s.

Most of the Greenbelt Plan is designated Protected Countryside. The Protected Countryside includes lands designated Rural which are (or were) used for agricultural purposes and which are otherwise relatively flat tableland. The NHS overlay includes both lands which contain KNHF and KHF (where parks and SWM facilities are not permitted) and featureless Rural lands where parks and SWM facilities are permitted. The proposed regulation should only render ineligible for credit lands which contain KNHF and KHF but not all lands which are covered by the NHS overlay since that includes Rural lands.

For clarify, the criteria for ineligibility should be limited to the following specific features identified in the Greenbelt Plan, which include:

Key natural heritage features include:

- *Habitat of endangered species and threatened species;*
- *Fish habitat;*
- *Wetlands;*
- *Life science areas of natural and scientific interest (ANSIs);*
- *Significant valleylands;*
- *Significant woodlands;*
- *Significant wildlife habitat (including habitat of special concern species);*
- *Sand barrens, savannahs and tallgrass prairies; and*
- *Alvars.*

Key hydrologic features include:

- *Permanent and intermittent streams;*
- *Lakes (and their littoral zones);*
- *Seepage areas and springs; and*
- *Wetlands.”*

3.0 Conclusion

The Block 41 LOG requests that the criteria for ineligible lands be narrowed to reflect the permissions for parkland within the Protected Countryside, as established in the Greenbelt Plan. In addition, we request that the ERO recognize existing approvals for parkland within portions of the Rural Portions of the Greenbelt Plan which have been approved by the City of Vaughan for the Block 41 Lands.

Thank you for your consideration of these comments. We would welcome the opportunity to meet with Ministry staff to discuss these technical refinements further.

Yours very truly,
Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP
Principal

cc: *Block 41 Landowners Group*

Attachments: *OLT-22-002104 Decision Extract – Block 41 Landowners Group*

CZBL 001-2021 Extract – Exception 14.1210

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: October 01, 2024

CASE NO(S): OLT-22-002104

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 1042710 Ontario Limited (aka Royal Centre)
Appellant: 1096818 Ontario Inc. Jordan, Ryan, and Brittany Fisch
Appellant: 1150 Centre Street GP Inc.
Appellant: 1163919 Ontario Ltd., 1888836 Ontario Ltd., and 1211612 Ontario Ltd. and others
Subject: Zoning By-law
Description: New City-wide comprehensive Zoning By-law
Reference Number: By-law No. 001-2021
Property Address: City Wide
Municipality/UT: Vaughan/York
OLT Case No: OLT-22-002104
OLT Lead Case No: OLT-22-002104
OLT Case Name: D'Aversa v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 1042710 Ontario Limited (aka Royal Centre)
Appellant: 1096818 Ontario Inc. Jordan, Ryan, and Brittany Fisch
Appellant: 1150 Centre Street GP Inc.
Appellant: 1163919 Ontario Ltd., 1888836 Ontario Ltd., and 1211612 Ontario Ltd. and others
Subject: Zoning By-law
Description: Transitional By-law
Reference Number: By-law No. 039-2022
Property Address: City Wide
Municipality/UT: Vaughan/York
OLT Case No: OLT-22-003554
OLT Lead Case No: OLT-22-002104

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:

City of Vaughan

Request for:

Request for Directions to seek an Order to allow in part Appeal No. 002709 to Comprehensive Zoning By-law No. 001-2021 by D'Aversani Holdings Inc. in respect lands municipally known as 7960 Kipling Avenue, City of Vaughan, and approving certain amendments to Comprehensive Zoning By-law No. 001-2021 in accordance with Exhibit "G" to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Map 45 in Schedule A to Comprehensive Zoning By-law No. 001-2021 and to dismiss the balance of Appeal No. 002709 to Comprehensive Zoning By-law No. 001-2021

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:

City of Vaughan

Request for:

Request for Directions to seek an Order to allow in part Appeal No. 002716 to Comprehensive Zoning By-law No. 001-2021 by Sedano Group Corp. in respect of the lands municipally known as 8940 Jane Street (including 85, 105 and 125 Bass Pro Mills Drive), City of Vaughan, and approving certain amendments to Comprehensive Zoning By-law No. 001-2021 in accordance with Exhibit "J" to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Maps 109 and 110 in Schedule A to Comprehensive Zoning By-law No. 001-2021, and to dismiss the balance of Appeal No. 002716 to Comprehensive Zoning By-law No. 001-2021

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:

City of Vaughan

Request for:

Request for Directions to seek an Order to allow in part Appeal No. 002789 to Comprehensive Zoning By-law No. 001-2021 by Promenade Limited Partnership in respect of the lands

municipally known as 1 and 180 Promenade Circle, City of Vaughan, and approving certain amendments to Comprehensive Zoning By-law No. 001-2021 in accordance with Exhibit “M” to the affidavit of Robert Rappolt affirmed August 23, 2024, and to dismiss the balance of Appeal No. 002789 to Comprehensive Zoning By-law No. 001-2021

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by: City of Vaughan
 Request for: Request for Directions to seek an Order to allow in part Appeal No. 002735 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004812 to Transition By-law 039-2022 by Rutherford Land Development Corp. in respect of the lands municipally known as 2901 Rutherford Road, City of Vaughan, and approving certain amendments to Comprehensive Zoning By-law No. 001-2021 in accordance with Exhibit “Q” to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Maps 110 and 128 in Schedule A to Comprehensive Zoning By-law No. 001-2021, and to dismiss the balance of Appeal No. 002735 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004812 to Transition By-law No. 039-2022

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by: City of Vaughan
 Request for: Request for Directions to seek an Order to allow in part Appeal No. 002757 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004765 to Transition By-law 039-2022 by Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited and Roybridge Holdings Limited (collectively “Lindvest”) in respect of the lands municipally known as: (a) 10590 and 10610 Pine Valley Drive, City of Vaughan; and (b) Part of Lots 24 and 25, Concession 7, City of

Vaughan, and approving certain amendments to Comprehensive Zoning By-law 001-2021 in accordance with Exhibits “U”, “V”, “W” and “X” to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Maps 179, 180 and 200 in Schedule A to Comprehensive Zoning By-law No. 001-2021, and to dismiss the balance of Appeal No. 002757 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004765 to Transition By-law No. 039-2022

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:

City of Vaughan

Request for:

Request for Directions to seek an Order to allow in part Appeal No. 002845 to Comprehensive Zoning By-law No. 001-2021 by Block 41 Landowners Group Inc. in respect of the lands located within Block 41 in the City of Vaughan, and approving certain amendments to Comprehensive Zoning By-law No. 001-2021 in accordance with Exhibit “Z” to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Maps 201, 202, 203, 221, 222 and 242 in Schedule A to Comprehensive Zoning By-law No. 001-2021, and to dismiss the balance of Appeal No. 002845 to Comprehensive Zoning By-law No. 001-2021

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:

City of Vaughan

Request for:

Request for Directions to seek an Order to allow in part Appeal No. 002758 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004768 to Transition By-law No. 039-2022 by Armland Management Inc. (“Armland”) in respect of the lands municipally known as: (a) 4160 Steeles Avenue, City of Vaughan; (b) 101 Bradwick Drive, City of Vaughan; and (c) 9401 Jane Street, City of Vaughan (“Resolved Armland Lands”), and approving certain

amendments to Comprehensive Zoning By-law 001-2021 in accordance with Exhibits “BB”, “CC” and “DD” to the affidavit of Robert Rappolt affirmed August 23, 2024, and consequential changes to Maps 8 and 75 in Schedule A to Comprehensive Zoning By-law No. 001-2021, and to dismiss the balance of Appeal No. 002758 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004768 to Transition By-law No. 039-2022 in respect of the Resolved Armland Lands and scoping and limiting the balance of Appeal No. 002758 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004768 to Transition By-law No. 039-2022 to the remainder of the Armland lands under appeal

Heard: September 11, 2024 by Written Hearing

APPEARANCES:

Parties

Counsel/Self-Represented*

City of Vaughan

Candace Tashos
Lee English
Piper Morley
Pitman Patterson

1042710 Ontario Limited
(The Royal Centre)

David Neligan
Matthew Helfand
Andrea Skinner

Brent Peebles

David Neligan
Leo Longo

My Place On 7 Inc.

David Neligan
Matthew Helfand

Avenue 7 Developments Ltd.

David Neligan
Eileen Costello

Jane Teston Holdings Inc.

David Neligan
Patrick Harrington
John Pappas

Development Group (100 SAW) Inc.	David Neligan Tom Halinski
Amar Transport Inc. and 3942198 Canada Inc.	David Neligan Patrick Harrington
Madison VIVA Bathurst Holdings Limited	David Neligan Eileen Costello
Midvale Estates Limited, 2117969 Ontario Inc. 243127 Ontario Limited	Grace O'Brien John Alati Andy Margaritis
Kentview Estates Inc.	Grace O'Brien Meaghan McDermid Andy Margaritis
Eastwood Holdings Corp.	Grace O'Brien Meaghan McDermid Andy Margaritis
Zepco Holdings Inc.	Grace O'Brien Robert Miller
Clubhouse Developments Inc.	Grace O'Brien Mark Flowers
Linvest Properties (Pine Valley) Limited; Lindvest Properties (Pine Valley RB) Limited; 1387700 Ontario Limited; and Roybridge Holdings Limited	Alex Lusty Robert Miller
ZZEN, Armland Management Inc., 3911 Teston Road Inc., York Major Holdings Inc., Quadcam – Q-Towers and 77 Woodstream and Condor Properties Ltd.	Alex Lusty Robert Miller
1972380 Ontario Limited and 1219414 Ontario Limited; and 1163919 Ontario Limited, 1888836 Ontario Limited, and 1211612 Ontario Limited	Alan Heisey, K.C.
Princess Hollywood Convention and Banquet Centre Inc.; Mizrahi Constantine (180 SAW) Inc.; 785343	Alexandra Whyte Quinto Annibale Brendan Ruddick

Ontario Ltd. and I & M Pandolfo Holdings Inc; Rutherford Land Development Corp.; 2678462 Ontario Ltd. (previously 1834375 Ontario Inc. (Liberty Development Corporation)); Ozner Corporation (South); West Rutherford Properties Ltd.; Kirbywest Ltd.; Blair Building Materials Inc.; Coco Paving Inc.; CRH Canada Group Inc.; Maple Industrial Landowners Group Inc.

Home Depot of Canada Inc. and Royal Group Inc.	Jesse White David Tang
2735447 Ontario Inc.	Ian Andres
Toromont Industries Ltd.	Jamie Cole Daniel Angelucci Michael Foderick
7700 Bathurst LP (formerly 1529749 Ontario Limited); Promenade Limited Partnership	Joe Hoffman
1930328 Ontario Inc. (Liberty Development Corporation); 1834371 Ontario Inc. (Liberty Development Corporation)	Max Laskin
2748355 Canada Inc., RP B3S Holdings Inc., Mobilio Developments Ltd., RP B3N Holdings Inc.	Patrick Duffy Donya Yarahmadi Jonathan Cheng
1529749 Ontario Limited, Genezzano Highrises Inc. and Granerola Development Inc	Patrick Pinho Mary Flynn-Guglietti
Danlauton Holdings Ltd. and Sedano Group Corp.	Patrick Pinho Annik Forristal
Block 41 Landowners Group	Sarah Kagan Ira T. Kagan
2708971 Ontario Inc.	Stephanie Fleming Russell Cheeseman

Canadian National Railway Company	Max Reedijk Katarzyna Sliwa
Tony Nicoletti	Self-Represented*
228 Steeles West Limited	Alan Heisey, K.C.
H & L Tile Inc. and Ledbury Investments Ltd., 2090396 Ontario Limited, and Concen Developments Limited	Grace O'Brien Mark Flowers
Arbor Memorial Inc.	Tom Barlow, K.C.
Stellex Properties Inc.; 2268005 Ontario Limited; Guscon Mackenzie GP Inc. and Gusgo Holdings Ltd.; Teston Villas Inc., MM 27 Ltd., Rizmi Holdings Limited; Lucia Milani and Lucia Milani, in Trust, Dufferin Vistas Ltd.	Matthew A. Di Vona
2735447 Ontario Inc., 8940 Bathurst Street, Wedgewood Columbus Limited, 1150 Centre Street GP Inc., Blue Water Ranch Developments Inc., Highview Building Corp Inc., Di Poce Real Estate Holdings Limited, D'Aversani Holdings Inc., Marina Shcolyar, D'Or Developments Inc., Liberata D'Aversa	Justine Reyes Natalie Ast Christopher Tanzola
VMC Condos Limited Partnership and Graywood Acquisitions Limited, Doughton Residences Corp., and Yonge & Steeles Developments Inc.	Justine Reyes Natalie Ast Daniel Artenosi

DECISION DELIVERED BY ASTRID J. CLOS AND KENNETH HEWITT AND ORDER OF THE TRIBUNAL

[1] A Written Motion Hearing (“WMH”) was convened by the Tribunal with respect to appeals filed pursuant to s. 34(19) of the *Planning Act* (“Act”) of the City-wide Comprehensive Zoning By-law No. 001-2021 (“CZBL”) and the Transition By-law No. 039-2022 (“Transition By-law”) for the City of Vaughan (“City”).

BACKGROUND

[2] The City passed the CZBL on October 20, 2021. The CZBL affects all properties within the City, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, known as the Yonge-Steeles Corridor Secondary Plan Area. The CZBL, when fully in force, will replace the City's former Zoning By-law No. 1-88, with the exception of matters subject to certain transition provisions pursuant to Section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan Area.

[3] A total of 130 appeals were made to the Tribunal with respect to the passing of the CZBL.

[4] The City advised the Tribunal that there was a total of 62 CZBL appeals related to the transition provisions (Section 1.6) of the CZBL. The City ultimately determined that these transition provisions should be substantially revised and, on March 22, 2022, repealed the transition provisions of the CZBL and adopted new transition provisions by enacting By-law No. 039-2022 ("Transition By-law"). The Transition By-law amends the CZBL by replacing Section 1.6.

[5] A total of 46 appeals were made to the Tribunal with respect to the passing of the Transition By-law.

[6] Since then, the City has engaged in a number of dispute resolution efforts with the various Appellants. Settlements with certain Appellants have been brought to the Tribunal at previous CMCs and have been approved.

NOTICE OF MOTION

[7] The City of Vaughan, with the consent of the other Parties, filed a Notice of Motion dated August 23, 2024, requesting:

1. A Decision and Order:

- a. allowing in part Appeal No. 002709 to the City of Vaughan Comprehensive Zoning By-law 001-2021 ("**CZBL**") by D'Aversani Holdings Inc. ("**D'Aversani**") in respect lands municipally known as 7960 Kipling Avenue, City of Vaughan, and approving certain amendments to the CZBL attached as Exhibit "G" to the affidavit of Robert Rappolt affirmed August 23, 2024 ("**Rappolt Affidavit**"), and consequential changes to Map 45 in Schedule A to the CZBL;
- b. dismissing the balance of Appeal No. 002709 to the CZBL;
- c. allowing in part Appeal No. 002716 to the CZBL by Sedano Group Corp. ("**Sedano**") in respect of lands municipally known as 8940 Jane Street (including 85, 105 and 125 Bass Pro Mills Drive), City of Vaughan, and approving certain amendments to the CZBL attached as Exhibit "J" to the Rappolt Affidavit, and consequential changes to Maps 109 and 110 in Schedule A to the CZBL;
- d. dismissing the balance of Appeal No. 002716 to the CZBL;
- e. allowing in part Appeal No. 002789 to the CZBL by Promenade Limited Partnership ("**Promenade**") in respect of lands municipally known as 1 and 180 Promenade Circle, City of Vaughan, and approving certain amendments to the CZBL attached as Exhibit "M" to the Rappolt Affidavit;
- f. dismissing the balance of Appeal No. 002789 to the CZBL;
- g. allowing in part Appeal No. 002735 to the CZBL and Appeal No. 004812 to Bylaw 039-2022 ("**Transition By-law**") by Rutherford Land Development Corp. ("**Rutherford**") in respect lands municipally known as 2901 Rutherford Road, City of Vaughan, and approving certain amendments to the CZBL attached as Exhibit "Q" to the Rappolt Affidavit, and consequential changes to Maps 110 and 128 in Schedule A to the CZBL;
- h. dismissing the balance of Appeal No. 002735 to the CZBL and Appeal No. 004812 to the Transition By-law;
- i. allowing in part Appeal No. 002757 to the CZBL and Appeal No. 004765 to the Transition By-law by Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited, and Roybridge Holdings Limited (collectively, "**Lindvest**") in respect of the following lands in the City of Vaughan:
 - i. 10590 and 10610 Pine Valley Drive; and,
 - ii. Part of Lots 24 and 25, Concession 7;
 and approving certain amendments to the CZBL attached as Exhibits "U", "V", "W" and "X" to the Rappolt Affidavit, and consequential changes to Maps 179, 180 and 200 in Schedule A to the CZBL;
- j. dismissing the balance of Appeal No. 002757 to the CZBL and Appeal No. 004765 to the Transition By-law;

- k. allowing in part Appeal No. 002845 to the CZBL by Block 41 Landowners Group Inc. (“**Block 41 LOG**”) in respect of lands within Block 41 in the City of Vaughan, and approving certain amendments to the CZBL attached as Exhibit “Z” to the Rappolt Affidavit, and consequential changes to Maps 201, 202, 203, 221, 222 and 242 in Schedule A to the CZBL;
- l. dismissing the balance of Appeal No. 002845 to the CZBL;
- m. allowing in part Appeal No. 002758 to the CZBL and Appeal No. 004768 the Transition By-law by Armland Management Inc. (“**Armland**”) in respect of the lands municipally known as:
 - i. 4160 Steeles Avenue, City of Vaughan;
 - ii. 101 Bradwick Drive, City of Vaughan; and,
 - iii. 9401 Jane Street, City of Vaughan;

(“**Resolved Armland Lands**”).

and approving certain amendments to the CZBL attached as Exhibits “BB”, “CC” and “DD” to the Rappolt Affidavit, and consequential changes to Maps 8 and 75 in Schedule A to the CZBL;
- n. dismissing the balance of Appeal No. 002758 to the CZBL and Appeal No. 004768 to the Transition By-law in respect of the Resolved Armland Lands and scoping and limiting the balance of Appeal No. 002758 to the CZBL and Appeal No. No. 004768 to the Transition By-law to the remainder of the Armland lands under appeal;

[8] Lee English, Counsel for the City, informed the Panel that the City is not advancing the site-specific exception for Armland’s lands at 9401 Jane Street at this time. Exception m. iii. as referenced in the Notice of Motion has, therefore, not been considered and is excluded from the Order.

[9] At the request of Mr. English, the Panel entered the Affidavit of Service for the Motion Record (August 26, 2024) as **Exhibit 41** and the Motion Record (August 23, 2024) as **Exhibit 42**.

[10] The Panel had the Affidavit evidence of Robert Rappolt, a qualified expert in land use planning, in support of the Motion before it for consideration (included in **Exhibit 42**).

D'Aversani Holdings Inc. (Appeal No. 002709)

[11] Mr. Rappolt outlined that the approval sought in this Motion, associated with 7960 Kipling Avenue, will correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the D'Aversani Lands, as well as addressing the range of permissions in the applicable Secondary Plan, subject to the imposition of a Holding symbol. Specifically, Section 14.255 as adopted on October 20, 2021 is to be deleted and replaced with a new Section 14.255. A consequential amendment to Map 45 of Schedule A of the CZBL is also required. The exception and figure are included as **Attachment 1** and Schedule A mapping is included as **Attachment 2** ("D'Aversani Amendment").

[12] Mr. Rappolt indicated that, if approved by the Tribunal, the Proposed D'Aversani Amendment will fully resolve Appeal No. 002709 of the CZBL.

[13] Natalie Ast, Counsel for D'Aversani, advised the Panel that her client consents to the relief sought in the Motion.

Sedano Group Corp. (Appeal No. 002716)

[14] Mr. Rappolt outlined that the approval sought in this Motion, associated with lands municipally known as 8940 Jane Street (including 85, 105 and 125 Bass Pro Mills Drive), will correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the Sedano Lands. Specifically, Section 14.570 as adopted on October 20, 2021 is to be deleted and replaced with a new Section 14.570. A consequential amendment to Maps 109 and 110 of Schedule A of the CZBL is also required. The proposed exception and figures thereto are included as **Attachment 3** and Schedule A mapping is included as **Attachment 4** ("Sedano Amendment").

[15] Mr. Rappolt indicated that, if approved by the Tribunal, the Proposed Sedano Amendment will fully resolve Appeal No. 002716 of the CZBL.

[16] Annik Forristal, Counsel for Sedano, advised the Panel that her client consents to the relief sought in the Motion as it relates to her client's property.

Promenade Limited Partnership (Appeal No. 002789)

[17] Mr. Rappolt outlined that the exception presented for approval, associated with 1 and 180 Promenade Circle, responds to the Bill 185 prohibition regarding minimum parking requirements within Protected Major Transit Station Areas ("PMTSA"). Specifically, Section 14.1167 of the CZBL is to be deleted and replaced with a new Section 14.1167. The proposed exception is included as **Attachment 5** ("Promenade Amendment").

[18] Mr. Rappolt indicated that, if approved by the Tribunal, the Proposed Promenade Amendment will fully resolve Appeal No. 002789 of the CZBL.

[19] Joe Hoffman, Counsel for Promenade, advised the Panel that his client consents to the relief sought in the Motion as it relates to his client's property.

Rutherford Land Development Corp. (Appeal Nos. 002735 and 004812)

[20] Mr. Rappolt outlined that the approval sought in this Motion, associated with 2901 Rutherford Road, will correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the Rutherford Lands. Specifically, a new exception and related figure to the CZBL will be introduced. A consequential amendment to Maps 110 and 128 of Schedule A of the CZBL is also required. The proposed exception and figure are included as **Attachment 6** and Schedule A mapping included as **Attachment 7** ("Rutherford Amendment").

[21] Mr. Rappolt indicated that, if approved by the Tribunal, the Proposed Rutherford Amendment will fully resolve Appeal No. 002735 of the CZBL and Appeal No. 004812 of the Transition By-law.

[22] Brendan Ruddick, Counsel for Rutherford, advised the Panel that his client consents to the relief in the Motion as it relates to his client's property.

Linvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited, and Roybridge Holdings Limited (Appeal Nos. 002757 and 004765)

[23] Mr. Rappolt outlined that the approval sought in this Motion, associated with 1590 and 10610 Pine Valley Drive and Part of Lots 24 and 25 Concession 7, will correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the Lindvest Lands. Specifically:

- a. Section 14.42 as adopted on October 20, 2021 is to be deleted and replaced with a new Section 14.42 in the form included as **Attachment 8**;
- b. Section 14.1082 as adopted on October 20, 2021 is to be deleted and replaced with a new Section 14.1082 in the form included as **Attachment 9** ("14.1082 Amendment");
- c. Section 14.1121 as adopted on October 20, 2021 is to be deleted and replaced with a new Section 14.1121 in the form included as **Attachment 10** ("14.1121 Amendment"); and
- d. A consequential amendment to Maps 179, 180 and 200 of Schedule A of the CZBL is also required. The Schedule A mapping is included as **Attachment 11** ("Linvest Amendments").

[24] Mr. Rappolt indicated that if approved by the Tribunal, the Proposed Lindvest Amendments will fully resolve Appeal No. 002757 of the CZBL and Appeal No. 004765 of the Transition By-law.

[25] Counsel for Lindvest have confirmed that they have no comments related to the relief sought by the Motion as it relates to their client's property.

Block 41 Landowners Group Inc. (Appeal No. 002845)

[26] Mr. Rappolt outlined that the approval sought in this Motion, associated with Block 41, will correct the site-specific development standards and mapping of the CZBL to accurately reflect the uses permitted within the Future Development (FD) Zone applicable to the Block 41 Lands, including active recreational use, park, passive recreational use and stormwater management facilities (which will only be permitted in areas so labelled shown on the exception figure). Specifically, a new exception and related figure to the CZBL will be introduced. A consequential amendment to Maps 201, 202, 203, 221, 222 and 242 of Schedule A of the CZBL is also required. The proposed exception and figure are included as **Attachment 12** and Schedule A mapping is included as **Attachment 13** ("Block 41 Amendment").

[27] Mr. Rappolt indicated that if approved by the Tribunal, the Proposed Block 41 Amendment will fully resolve Appeal No. 002845 of the CZBL.

[28] Ira Kagan, Counsel for Block 41 LOG advised the Panel that his client consents to the relief in the Motion as it applies to their property.

Armland Management Inc. (Appeal Nos. 002758 and 004768)

[29] Mr. Rappolt outlined that a new exception and related figure to the CZBL will be introduced for:

- a. 4160 Steeles Avenue: in the form included as **Attachment 14**, together with consequential amendments to Map 8 of Schedule A of the CZBL (“Proposed 4160 Amendment”).
- b. 101 Bradwick Drive: in the form included as **Attachment 15**, together with consequential amendments to Map 75 of Schedule A of the CZBL (“Proposed 101 Amendment”).

[30] Mr. Rappolt indicated that if approved by the Tribunal, the Armland Amendments will resolve Appeal No. 002758 of the CZBL and Appeal No. 004768 of the Transition By-law as it relates to the Armland Lands, but not the balance of the lands under appeal by Armland.

[31] Counsel for Armland has confirmed that they have no comments related to the relief sought by the Motion as it relates to their client’s property.

PLANNING EVIDENCE

[32] Mr. Rappolt provided detailed evidence in his Affidavit which was reviewed by the Panel. Mr. Rappolt opined that the Proposed Amendments being sought by the Motion have regard to matters of provincial interest in accordance with s. 2 a, h, j, k, m and n of the *Planning Act*, are consistent with the Provincial Policy Statement (“PPS”), conform with the Growth Plan, the York Region Official Plan 2010, the York Region Official Plan 2022 and the Vaughan Official Plan 2010 and represent good planning.

ANALYSIS AND FINDINGS

[33] The Panel accepts Mr. Rappolt’s uncontroverted planning opinion regarding the approvals sought for the D’Aversani, Sedano, Promenade, Rutherford, Lindvest, **Block 41 LOG**, and Armland and finds same.

WITHDRAWN APPEALS

Marina Shcolyar (Appeal No. 002711)

[34] Marina Shcolyar, owner of 8 Campbell Avenue, submitted written correspondence to the Tribunal on August 22, 2024 withdrawing her appeal (Appeal No. 002711) of the CZBL.

Portside Developments (Kleinburg) Inc. (Appeal Nos. 002828 and 004814)

[35] Portside Developments (Kleinburg) Inc., owner of 10568 Islington Avenue, submitted written correspondence to the Tribunal on September 4, 2024 withdrawing their appeal of the CZBL (Appeal No. 002828) and to the Transition By-law (Appeal No. 004814).

ORDERS

[36] **THE TRIBUNAL ORDERS** that:

1. The following Orders recorded in this decision and approval of portions of the CZBL as attached hereto as Attachments 1 through 15 are without prejudice to the disposition of any other appeal of the CZBL and any unapproved portions of the CZBL, such that if those appeals proceed to a subsequent hearing or motion, either on their own or as may be consolidated with other proceedings, the City will not take the position that the Tribunal ought not to approve amendments to the CZBL on the basis that such amendments deviate from or are inconsistent with the amendments attached hereto as Attachments 1 through 15 as brought into force by these Orders. However, this does not affect the City's right to assert that the CZBL as amended by Attachments 1 through 15 hereto, to the extent brought into force by these Orders, should be applied to specific

sites or areas without amendments on the basis that doing so is consistent with the *Planning Act* and provincial policies, conforms to provincial and official plans and/or constitutes good planning; and

2. Notwithstanding the Orders, the Tribunal retains jurisdiction to consider and approve amendments to the CZBL as amended herein, as may be appropriate to dispose of any of the outstanding appeals before the Tribunal.

City-initiated Motion

D'Aversani Holdings Inc. (Appeal No. 002709)

[37] **THE TRIBUNAL ORDERS** that:

3. Appeal No. 002709 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021, being an appeal by D'Aversani Holdings Inc., is allowed in part and Comprehensive Zoning By-law 001-2021 is amended as follows:
 - a. Exception 14.255 is deleted in its entirety and replaced with a new Exception 14.255 in the form set out in **Attachment 1** to this Order;
 - b. Schedule A – Map 45 is amended in the form set out in **Attachment 2** to this Order;
4. In all other respects, the Tribunal orders that Appeal No. 002709 to Comprehensive Zoning By-law No. 001-2021 is dismissed.

Sedano Group Corp. (Appeal No. 002716)

[38] **THE TRIBUNAL ORDERS** that:

5. Appeal No. 002716 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021, being an appeal by Sedano Group Corp., is allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:
 - a. Exception 14.570 is deleted in its entirety and replaced with a new Exception 14.570 in the form set out in **Attachment 3** to this Order;
 - b. Schedule A – Maps 109 and 110 are amended in the form set out in **Attachment 4** to this Order;
6. In all other respects, the Tribunal orders that Appeal No. 002716 to Comprehensive Zoning By-law 001-2021 is dismissed.

Promenade Limited Partnership (Appeal No. 002789)

[39] **THE TRIBUNAL ORDERS** that:

7. Appeal No. 002789 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021, being an appeal by Promenade Limited Partnership, is allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:
 - a. Exception 14.1167 is deleted in its entirety and replaced with a new Exception 14.1167 in the form set out in **Attachment 5** to this Order;

8. In all other respects, the Tribunal orders that Appeal No. 002789 to Comprehensive Zoning By-law No. 001-2021 is dismissed.

Rutherford Land Development Corp. (Appeal Nos. 002735 and 004812)

[40] **THE TRIBUNAL ORDERS** that:

9. Appeal No. 002735 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004812 in OLT Case No. OLT-22-003554 to By-law No. 039-2022, being appeals by Rutherford Land Development Corp., are allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:
 - a. A new Exception is added to Chapter 14 of the Comprehensive Zoning By-law No. 001-2021, to be assigned a new Exception number, inclusive of a new Figure, to be assigned a new Figure number, in the form set out in **Attachment 6** to this Order;
 - b. Schedule A – Maps 110 and 128 are amended in the form set out in **Attachment 7** to this Order;
10. In all other respects, the Tribunal orders that Appeal No. 002735 to Comprehensive Zoning By-law 001-2021 and Appeal No. 004812 to By-law No. 039-2022 are dismissed.

Linvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited, and Roybridge Holdings Limited (Appeal Nos. 002757 and 004765)

[41] **THE TRIBUNAL ORDERS** that:

11. Appeal No. 002757 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004765 in OLT Case No. OLT-22-003554 to By-law No. 039-2022, being appeals by Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited, and Roybridge Holdings Limited, are allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:
 - a. Exception 14.42 is deleted in its entirety and replaced with a new Exception 14.42 in the form set out in **Attachment 8** to this Order;
 - b. Exception 14.1082 is deleted in its entirety and replaced with a new Exception 14. 1082 in the form set out in **Attachment 9** to this Order;
 - c. Exception 14.1121 is deleted in its entirety and replaced with a new Exception 14.1121 in the form set out in **Attachment 10** to this Order;
 - d. Schedule A – Maps 179, 180 and 200 are amended in the form set out in **Attachment 11** to this Order;
12. In all other respects, the Tribunal orders that Appeal No. 002757 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004765 to By-law No. 039-2022 are dismissed.

Block 41 Landowners Group Inc. (Appeal No. 002845)

[42] **THE TRIBUNAL ORDERS** that:

13. Appeal No. 002845 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021, being an appeal by Block 41 Landowners Group Inc. is allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:
 - a. A new Exception is added to Chapter 14 of the Comprehensive Zoning By-law No. 001-2021, to be assigned a new Exception number, inclusive of a new Figure, to be assigned a new Figure number, in the form set out in **Attachment 12** to this Order;
 - b. Schedule A – Maps 201, 202, 203, 221, 222 and 242 are amended in the form set out in **Attachment 13** to this Order;
14. In all other respects, the Tribunal orders that Appeal No. 002845 to Comprehensive Zoning By-law No. 001-2021 is dismissed.

Armland Management Inc. (Appeal Nos. 002758 and 004768)

[43] **THE TRIBUNAL ORDERS** that:

15. Appeal No. 002758 in OLT Case No. OLT-22-002104 to Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004768 in OLT Case No. OLT-22-003554 to By-law No. 039-2022, being appeals by Armland Management Inc., are allowed in part and Comprehensive Zoning By-law No. 001-2021 is amended as follows:

- a. **4160 Steeles Avenue:** A new Exception is added to Chapter 14 of the Comprehensive Zoning By-law No. 001-2021, to be assigned a new Exception number, inclusive of a new Figure, to be assigned a new Figure number, and Schedule A – Map 8 is amended, in the form set out in **Attachment 14** to this Order; and,
 - b. **101 Bradwick Drive:** A new Exception is added to Chapter 14 of the Comprehensive Zoning By-law No. 001-2021, to be assigned a new Exception number, inclusive of a new Figure, to be assigned a new Figure number, and Schedule A – Map 75 is amended, in the form set out in **Attachment 15** to this Order.
16. In all other respects, the appeals as they relate to the following lands are dismissed, but the balance of the appeals which are not specific to those lands are not dismissed:
- a. 4160 Steeles Avenue, City of Vaughan; and,
 - b. 101 Bradwick Drive, City of Vaughan.

Withdrawn Appeal Orders

[44] **THE TRIBUNAL ORDERS** that:

17. Pursuant to s. 34(31) of the *Planning Act*, Comprehensive Zoning By-law No. 001-2021 is deemed to have come into force on the day it was passed (i.e., October 20, 2021) for the lands municipally known as 8 Campbell Avenue, Vaughan in respect of which lands Appeal No. 002711, being an appeal of Comprehensive Zoning By-law No. 001-2021 by Marina Shcolyar, has been withdrawn by correspondence in writing filed with the Tribunal.

18. Pursuant to s. 34(31) of the *Planning Act*, Comprehensive Zoning By-law No. 001-2021 is deemed to have come into force on the day it was passed (i.e., October 20, 2021) and By-law No. 039-2022 is deemed to have come into force on the day it was passed (i.e., March 22, 2022) for the lands municipally known as 10568 Islington Avenue, Vaughan, in respect of which lands Appeal No. 002828, being an appeal of Comprehensive Zoning By-law No. 001-2021 and Appeal No. 004814, being an appeal of By-law No. 039-2022, by Portside Developments (Kleinburg) Inc., have been withdrawn by correspondence in writing filed with the Tribunal.

[45] The Panel is not seized of this matter.

[46] No further notice will be provided.

“Astrid J. Clos”

ASTRID J. CLOS
MEMBER

“Kenneth Hewitt”

KENNETH HEWITT
MEMBER

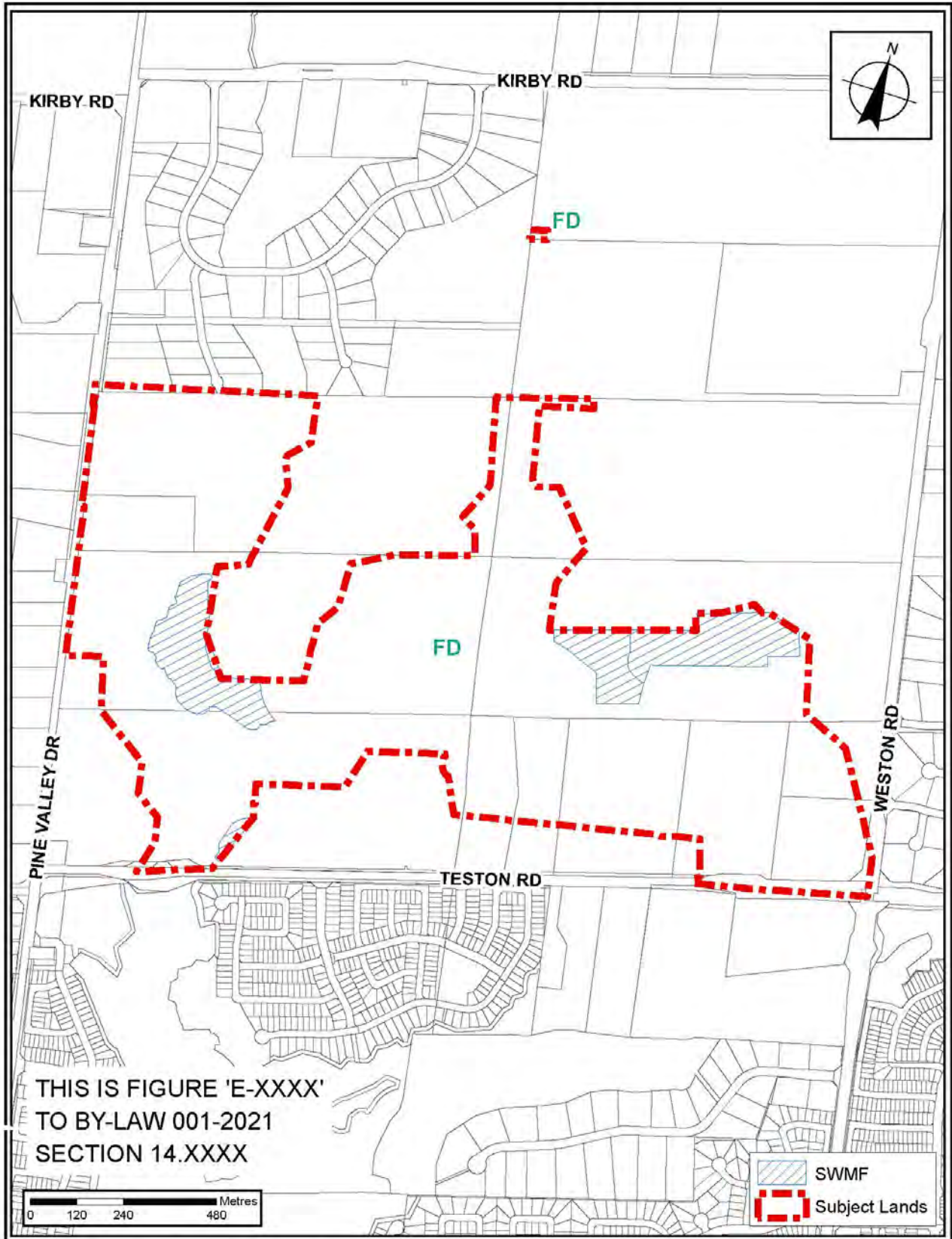
Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 12

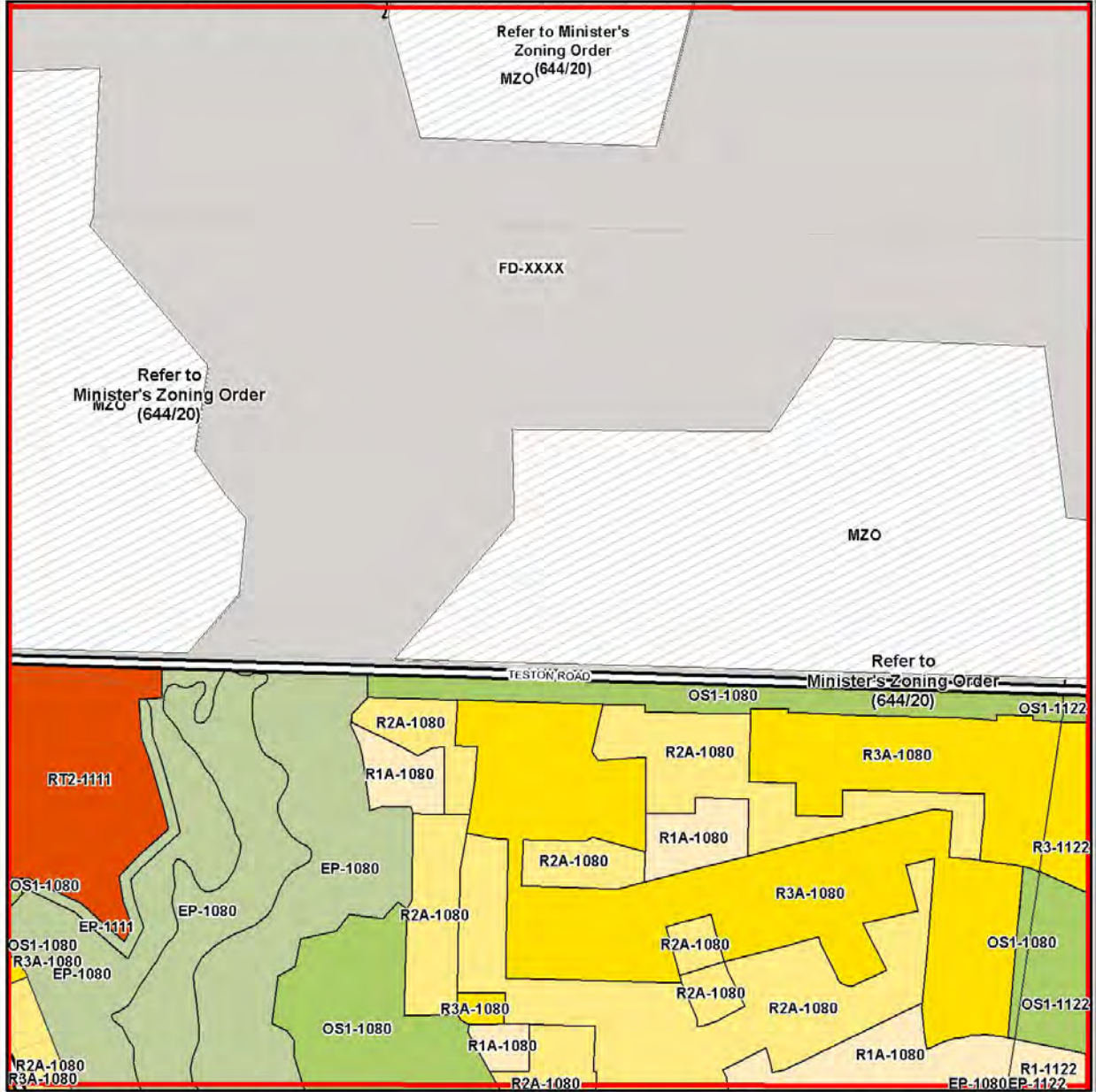
Exception Number XXXX	Legal Description: Part of Lots 26, 27, 28 and 30, Concession 6
Applicable Parent Zone: FD	
Schedule A Reference: 201, 202, 203, 221, 222, 242	
14.XXXX.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on lands zoned Future Development (FD), as shown on Figure E-XXXX:</p> <ul style="list-style-type: none"> a. <u>Active recreational use</u>; b. <u>Park</u>; c. <u>Passive recreational use</u>; and d. <u>Stormwater management facility</u> shall only be permitted on the lands labelled "SWMF", as shown on Figure E-XXXX. 	
14.XXXX.2 Figures	
Figure E-XXXX	



ATTACHMENT 13

Zoning By-law 001 - 2021

Schedule A | Map 201



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
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- Residential Zones**
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 - RE (Estate Residential Zone)

- Commercial Zones**
- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
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 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)

- Employment Zones**
- EMU (Employment, Commercial Mixed-Use Zone)
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I (General Institutional Zone)

- I (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

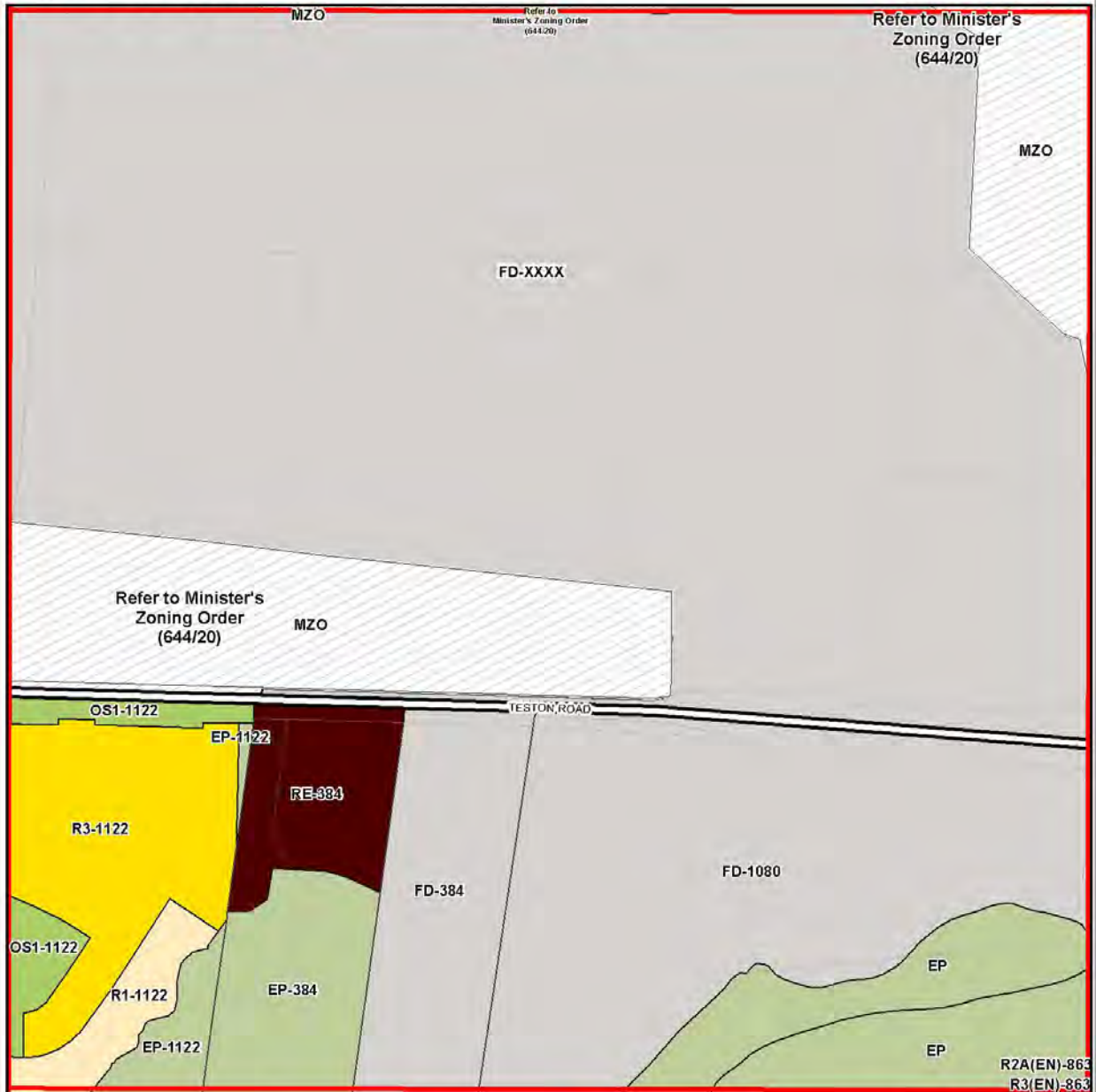
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August 2024

Zoning By-law 001 - 2021

Schedule A | Map 202



- Conservation, OpenSpace and Agricultural Zones**
- A(Agriculture Zone)
 - OS1(Public Open Space Zone)
 - OS2(Private Open Space Zones)
 - EP(Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
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 - CMU(Community Commercial Mixed-Use Zone)

- Employment Zones**
- EMU(Employment Commercial Mixed-Use Zone)
 - KMS(Main Street Mixed-Use - Kilmburg Zone)
 - MMS(Main Street Mixed-Use - Maple Zone)
 - WMS(Main Street Mixed-Use - Woodbridge Zone)
 - EM1(Prestige Employment Zone)
 - EM2(General Employment Zone)
 - EM3(Mineral Aggregate Operation Zone)
- Other Zones**
- I(General Institutional Zone)

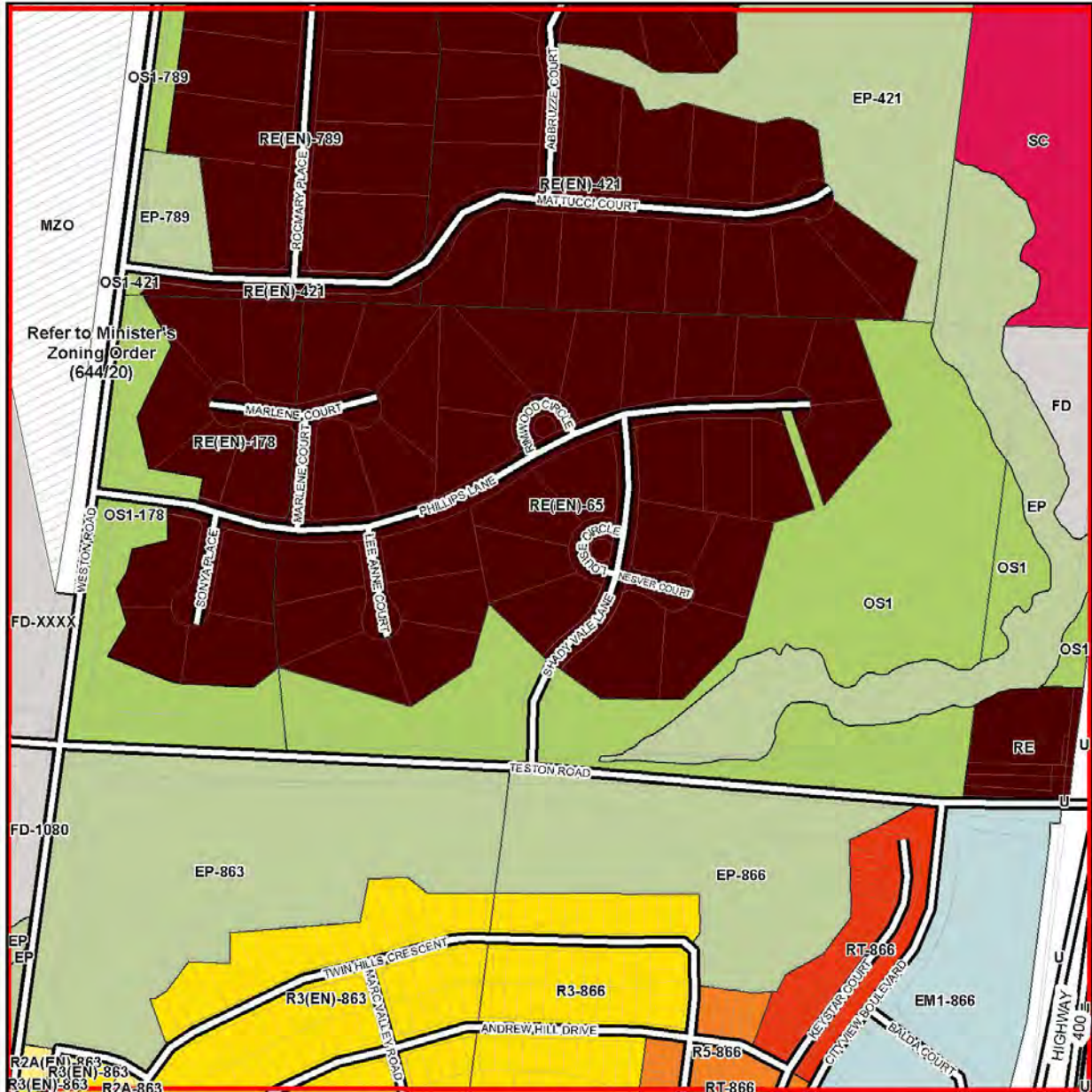
- M(Major Institutional Zone)
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VAUGHAN				
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August 2024

Zoning By-law 001 - 2021

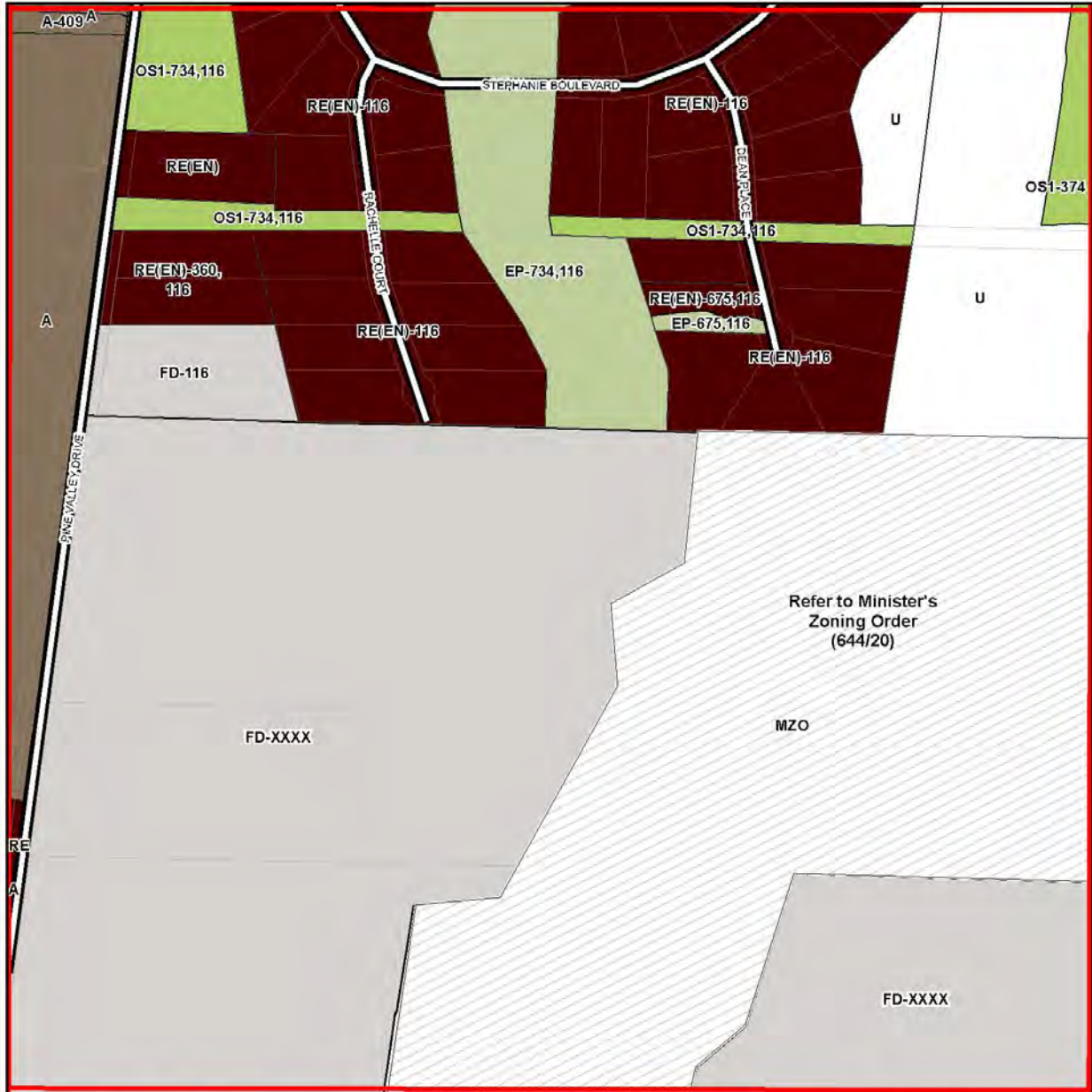
Schedule A | Map 203



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RT1 (Townhouse Residential) RT2 (Townhouse Residential) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) RM3 (Multiple Residential Zone 3) RE (Estate Residential Zone) 	<p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone) EMU (Employment Commercial Mixed-Use Zone) KMS (Main Street Mixed-Use - Klenburg Zone) HMS (Main Street Mixed-Use - Maple Zone) WMS (Main Street Mixed-Use - Woodbridge Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> I (General Institutional Zone) M (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone) <p>These Lands shall not be subject to Zoning By-law 2021</p>	<p>VAUGHAN</p> <table border="1"> <tr> <td>241</td> <td>242</td> <td>243</td> <td>244</td> <td>245</td> </tr> <tr> <td>221</td> <td>222</td> <td>223</td> <td>224</td> <td>225</td> </tr> <tr> <td>201</td> <td>202</td> <td>203</td> <td>204</td> <td>205</td> </tr> <tr> <td>181</td> <td>182</td> <td>183</td> <td>184</td> <td>185</td> </tr> <tr> <td>162</td> <td>163</td> <td>164</td> <td>165</td> <td>166</td> </tr> </table> <p>August 2024</p>	241	242	243	244	245	221	222	223	224	225	201	202	203	204	205	181	182	183	184	185	162	163	164	165	166
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Zoning By-law 001 - 2021

Schedule A | Map 221



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
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 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I (General Institutional Zone)

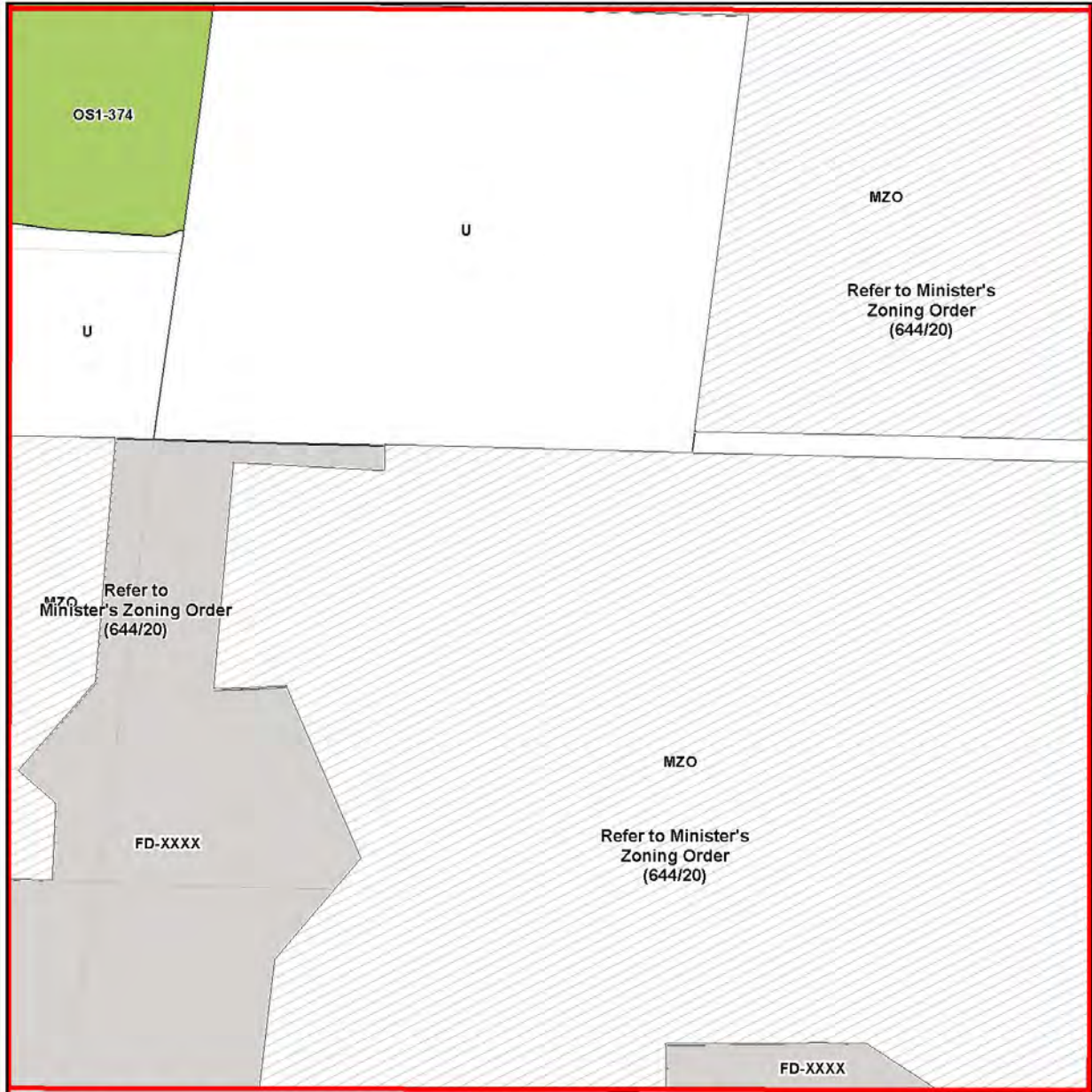
- M (Major Institutional Zone)
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- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN				
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August 2024

Zoning By-law 001 - 2021

Schedule A | Map 222



Conservation, OpenSpace and Agricultural Zones

- A(Agriculture Zone)
- OS1(Public Open Space Zone)
- OS2(Private Open Space Zones)
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Vaughan Metropolitan Centre Zones

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- PB3(Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

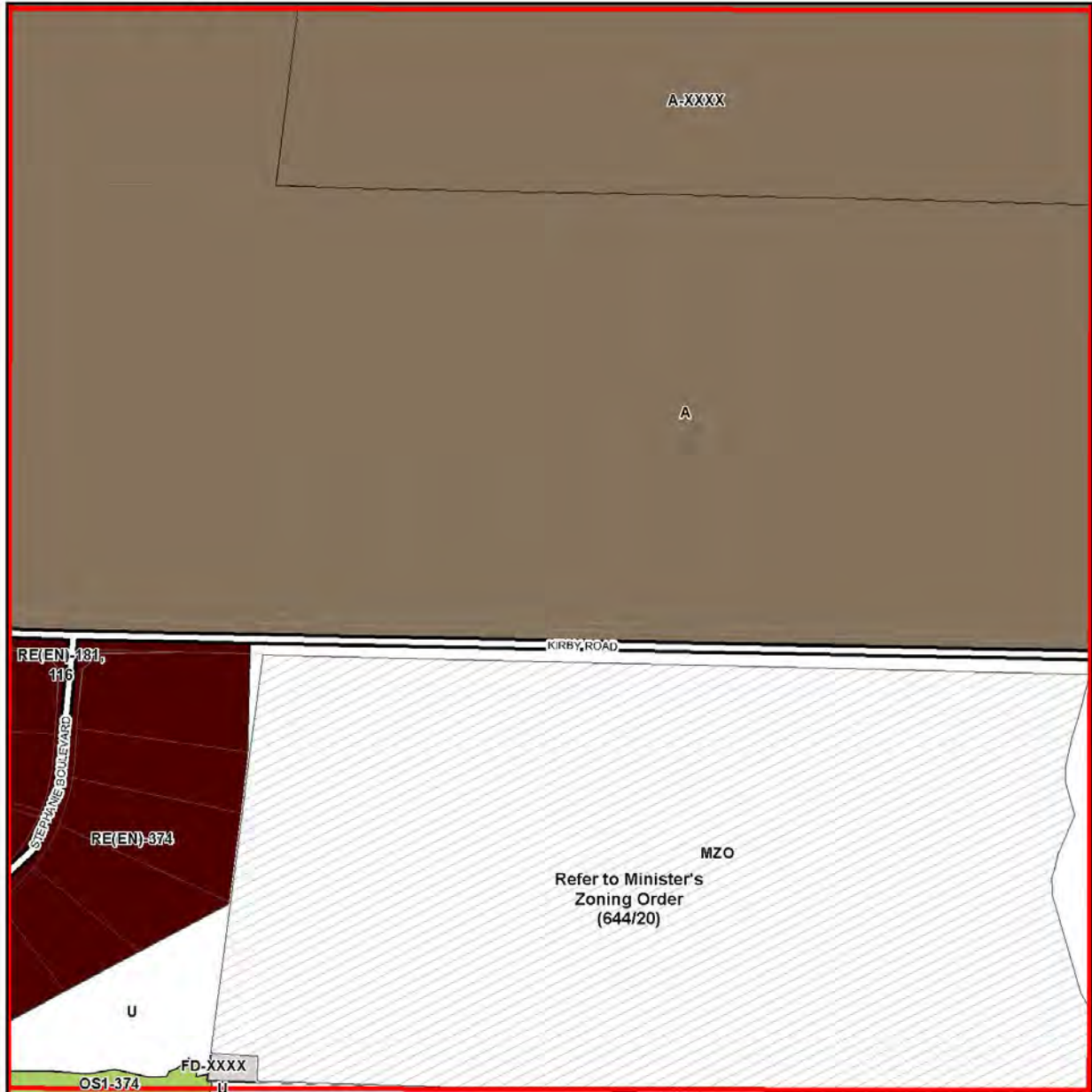
260	261	262	263	264
240	241	242	243	244
220	221	222	223	224
200	201	202	203	204
180	181	182	183	184
August 2024				



1:5,000

Zoning By-law 001 - 2021

Schedule A | Map 242



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)

- Residential Zones**
- R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT1 (Townhouse Zone)
 - RT1 (Townhouse Residential)
 - RT2 (Townhouse Residential)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RM3 (Multiple Residential Zone 3)
 - RE (Estate Residential Zone)

- Commercial Zones**
- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)

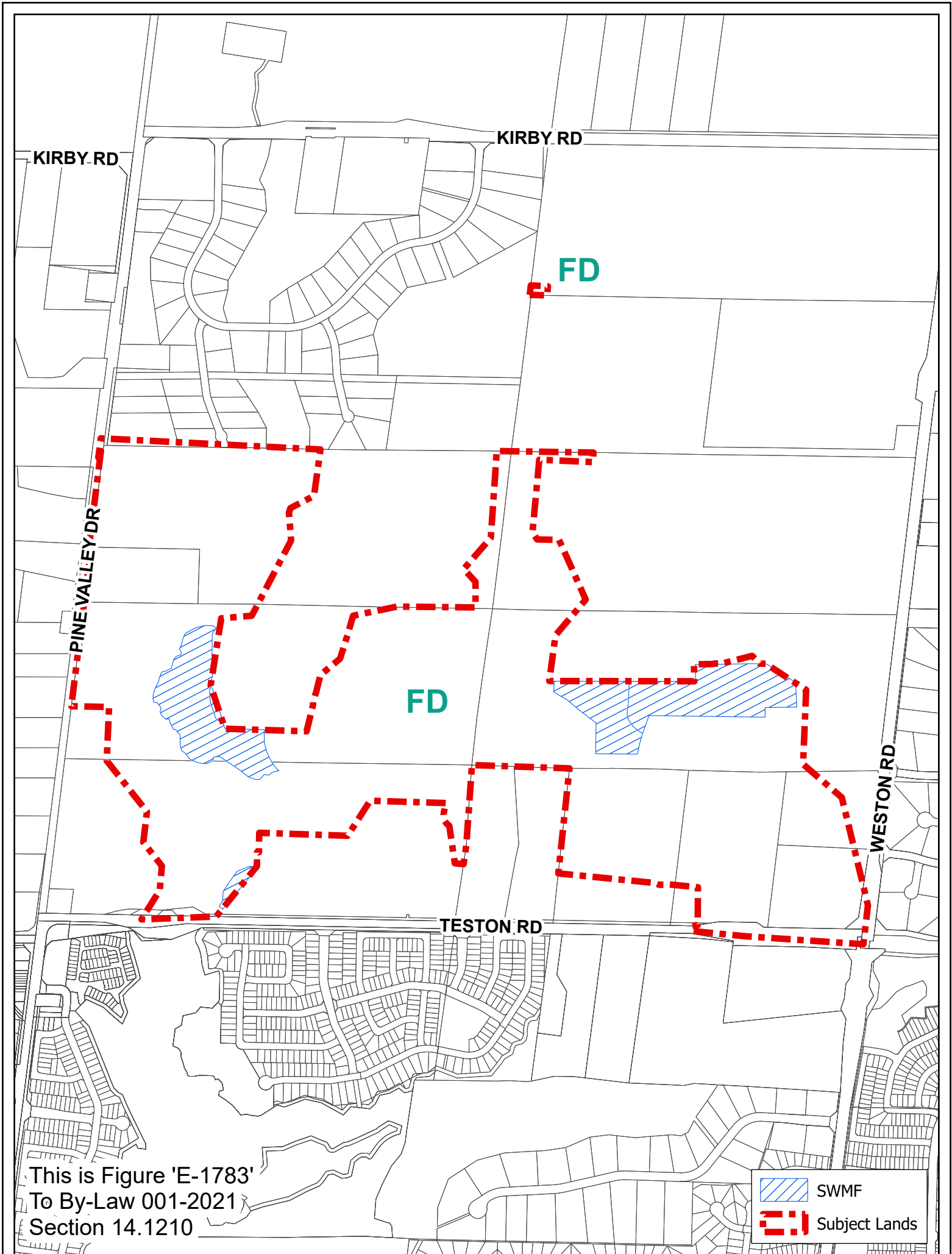
- Employment Zones**
- EMU (Employment Commercial Mixed-Use Zone)
 - KMS (Main Street Mixed-Use - Kilmburg Zone)
 - HMS (Main Street Mixed-Use - Maple Zone)
 - WMS (Main Street Mixed-Use - Woodbridge Zone)
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I (General Institutional Zone)

- I (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN				
280	281	282	283	284
260	261	262	263	264
240	241	242	243	244
220	221	222	223	224
200	201	202	203	204

August 2024

Exception Number : 14.1210	Legal Description: Part of Lots 26, 27, 28 and 30, Concession 6
Applicable Parent Zone: FD	
Schedule A Reference: 201, 202, 203, 221, 222, 242	
14. 1210.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on lands zoned Future Development (FD), as shown on Figure E- 1783 :</p> <ul style="list-style-type: none"> a. <u>Active recreational use</u>; b. <u>Park</u>; c. <u>Passive recreational use</u>; and d. <u>Stormwater management facility</u> shall only be permitted on the lands labelled "SWMF", as shown on Figure E-1783 . 	
14.1210 .2 Figures	
Figure E- 1783	



This is Schedule '2'
To By-Law 006-2026
Passed the 27th Day of January, 2026

File: Z.24.008

Related Files: 19T-24V003

Location: 4100 Teston Road
Part of Lot 26, Concession 6 Being Parts 1 and 2
Reference Plan 65R-39782

Applicant: Ritina Homes Ltd.

City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk